

IDAHO FALLS SAGEWOOD RETAIL CENTER III

RETAIL FOR LEASE | 3200 S 25TH E, IDAHO FALLS, IDAHO



CONTACT

BLAKE PHIPPEN
208.932.3332
blake@tokcommercial.com

MARK BOUCHARD
801.643.9711
mark@tokcommercial.com

DARREN PUETZ
208.656.2273
darren@tokcommercial.com

HIGHLIGHTS

In-line retail suite available, surrounded by national brands and strong co-tenants including Wingstop, Jimmy John's, Teton Running, and others

A+ "Main and Main" location with prime Hitt Road frontage and prominent signage opportunities

Positioned along the primary retail corridor within the MSA, offering some of the highest traffic counts in the market

Flexible space that can be customized to accommodate your business needs

DETAILS

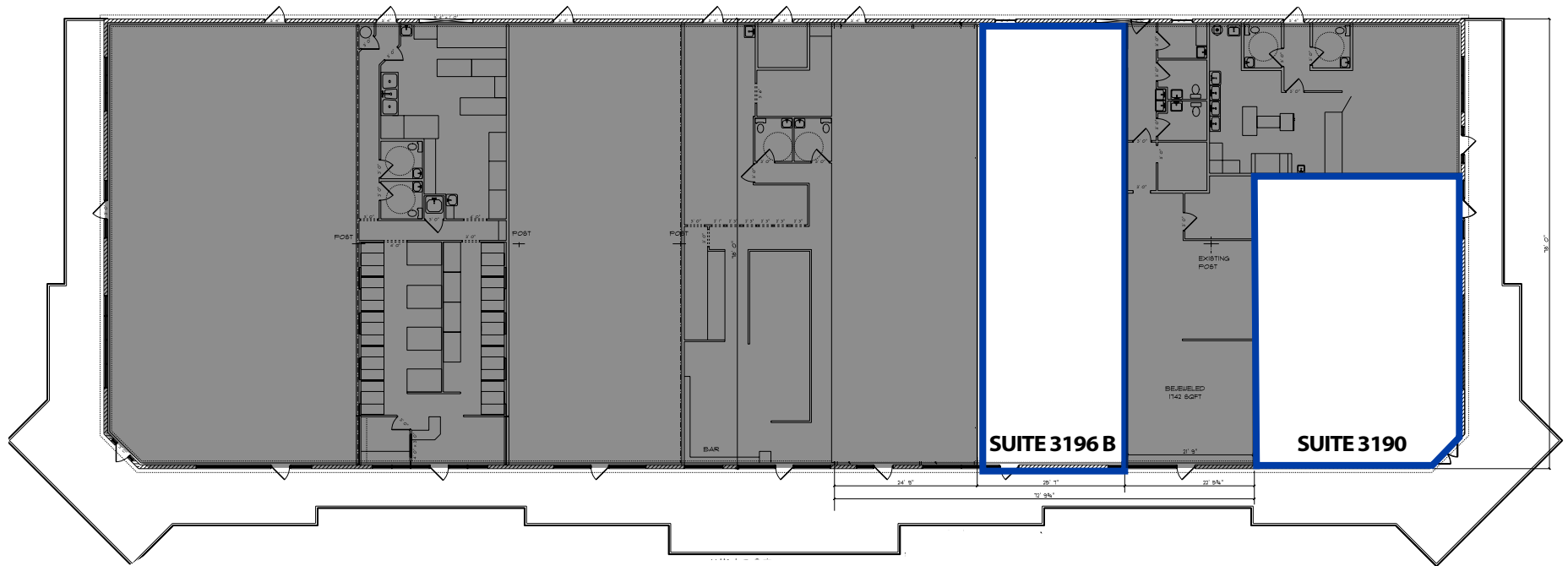
SUITE:	RSF:	AVAILABLE:
3196 B	1,995 SF	Upon TI Completion
3190	1,860 SF	9/1/2026

RATE:	Contact Agent
BLDG. SIZE:	18,408 SF
PROPERTY TYPE:	Retail
LEASE TYPE:	NNN
PARKING:	Ample
YEAR BUILT:	2012

UPDATED: 8.17.2026

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK BOISE LLC DBA TOK COMMERCIAL
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

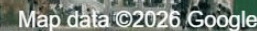
FLOOR PLANS



UPDATED: 8.17.2026

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK BOISE LLC DBA TOK COMMERCIAL
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

TOKCOMMERCIAL.COM



THIS PROPERTY IS EXCLUSIVELY MARKED BY TOK BOISE LLC DBA TOK COMMERCIAL.
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.